

**5,352 SF
BUILDING
FOR SALE**

609 E SPEER BLVD

DENVER, CO



ASKING PRICE
\$2,100,000

BUILDING AREA
5,352 SF

LAND AREA
3,370 SF

TYPE
**Owner-User/Investor
Opportunity**

ZONING
U-MX-3

STORIES
3



AT-A-GLANCE

ADDRESS 609 E Speer Blvd,
Denver, CO 80203

SUBMARKET Capitol Hill / Cherry Creek /
Golden Triangle Edge

PROPERTY TYPE Boutique Office /
Retail Space

BUILDING SIZE 5,352 SF (Assessor)

SITE AREA 3,370 SF (Assessor)

ZONING U-MX-3
(Urban Mixed-Use 3-Stories)
City & County of Denver

PARKING 10 Surface

**YEAR BUILT /
RENOVATED** 1965 / Consistent
Renovations

ASKING PRICE \$2,100,000

OCCUPANCY 100% - Short Term Leases

TOURS By appointment only

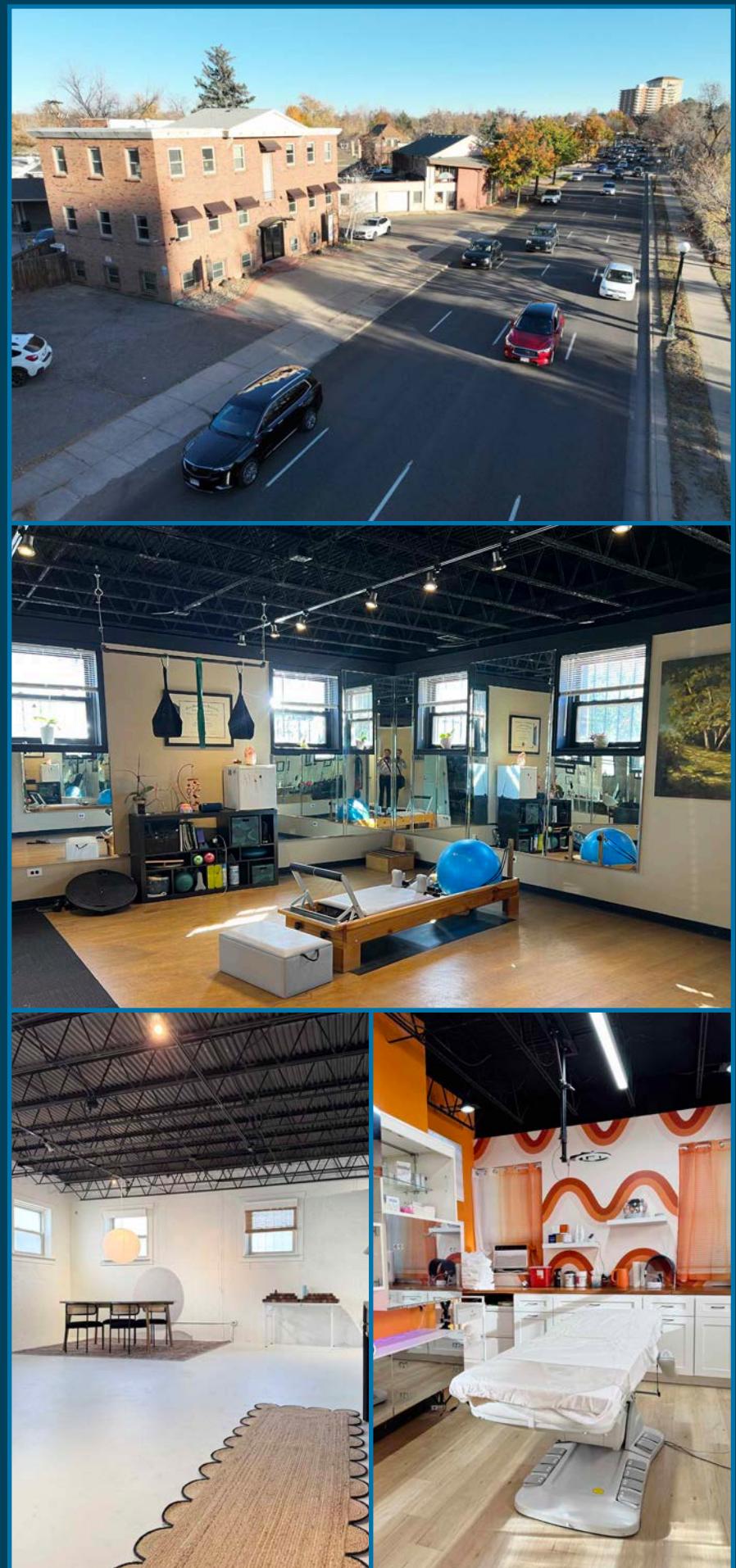


INVESTMENT HIGHLIGHTS

- Irreplaceable Speer Boulevard frontage with strong daily commuter visibility via monument and building signage (subject to approvals).
- Urban infill setting with dense residential nearby fueling retail, medical, and professional demand.
- Walkable location near the Cherry Creek Trail, arts and cultural institutions, services, and dining.
- Seamless access via Speer Blvd, Broadway/Lincoln, 6th/8th Avenues, and quick connectivity to I 25.
- Multiple exit strategies: owner-user, lease-up value-add, or long-term redevelopment (subject to approvals).

POTENTIAL USE CASES

- Boutique office or creative studio with client-facing visibility
- Medical, dental, wellness, or professional services
- Showroom or specialty retail benefiting from daily traffic counts
- Food and beverage concept leveraging strong corner presence
- Mixed-use or residential redevelopment
- All listed uses subject to zoning and entitlements



609 E SPEER BLVD

LOCATION OVERVIEW

Sited between Cherry Creek, Downtown, the Denver Country Club and the Golden Triangle Creative District, the property sits in one of Denver's most dynamic live-work-play environments. Residents, professionals, and visitors converge here for cultural attractions, recreation along the Cherry Creek Trail, and an expanding selection of neighborhood amenities. The central location shortens commute times, supports multi-modal transit, and positions a business or project for long-term relevance in the urban core.

FOR MORE INFORMATION, CONTACT:

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